



THE CITY OF SAN DIEGO

## REPORT TO THE HEARING OFFICER

HEARING DATE: April 13, 2005      REPORT NO. HO 05-055

ATTENTION: Hearing Officer

SUBJECT: ELLIOTT RESIDENCE - PROJECT NUMBER: 29879

LOCATION: 426 Marine Street

APPLICANT: Max L. Elliott and Kaia Gantzler, a Married couple

### SUMMARY

Requested Action - Should the Hearing Officer approve a Coastal Development Permit No. 80789 and a Variance No. 164913 for the partial demolition of an existing single-family residence, additions to the ground level and new second floor and for a variance to permit a 15-foot, 8-inch driveway where a maximum 12-foot wide driveway is permitted?

### Staff Recommendation -

1. CERTIFY Negative Declaration No. 29879; and
2. DENY Coastal Development Permit No. 80789 and Variance No. 164913

Community Planning Group Recommendation – The La Jolla Community Planning Association voted 6-0-4 on October 7, 2004, to support the application with no suggested conditions.

Environmental Review – A Negative Declaration No. 29879 has been prepared for the project in accordance with State of California Environmental Quality Act (CEQA) Guidelines.

### BACKGROUND

The subject property contains 5,000 square-feet of area within a basic 50 x 100 rectangular lot located on the northwest corner of Marine Street and Olivetas Avenue and addressed as 426

Marine Street. The site is zoned RS-1-7, and subject to the Coastal Overlay Zone (appealable area), Coastal Height Limit and the Beach Parking Impact Overlay Zone, all within the boundaries of the La Jolla Community Plan.

A 1,274 square-foot, one-story single-family residence and 232 square-foot, detached one-car garage, are currently the improvements occupying the property. The garage takes access from Olivetas Avenue at the rear of the site and the garage observes a zero-foot street sideyard setback. The site is three blocks east of the beach and shoreline of the Pacific Ocean coastal resources. The existing residence was constructed in 1926 and an addition in 1937. In review of the historical report prepared for the site, the Design Assistance Subcommittee of the Historical Resources Board made suggestions, incorporated by the applicants into their proposed project, so that the project is now consistent with the Secretary of the Interior's Standards so that the project can go forward for consideration of approval.

The surrounding neighborhood is primarily single-family to the west and south while the area to the east includes the La Jolla Boulevard corridor with commercial and multi-family residential existing and to the adjoining north is a senior citizen residential complex. The area is fully developed.

## DISCUSSION

### Project Description:

The owner/applicants propose to demolish portions of the existing single-family residence and construct a new first level addition of 488 square-feet and a new second story addition of 842 square-feet. The garage will be retained in its location but expanded by 161 square-feet of area to accommodate two off-street parking spaces. Total square footage will be 2,997 square-feet for a Floor Area Ratio (FAR) of 59.9 where maximum development of 3,000 square-feet and an FAR of 0.60 is permitted.

The garage faces Olivetas Avenue at the rear of the property and existing access is provided by an 8-foot wide driveway. The curb-to-propertyline distance is 10-feet and a 4-foot wide contiguous sidewalk serves pedestrian use in the public right-of-way. The applicant is requesting a 15-foot, 8-inch wide driveway to access the expanded two-car garage where Land Development Code Section 142.0560(j) applies and limits the maximum driveway width to 12-feet within the Beach Parking Impact Overlay Zone. The purpose of this regulation is to maximize and retain on-street parking for visitors to the coastal resources within the area. Additionally, the La Jolla Community Plan (LJCP) strongly emphasizes the importance of preserving public parking within the community, particularly in areas close to beach areas. The LJCP also emphasizes the need to create a safe and comfortable environment for pedestrians. Pedestrian orientation is particularly important in the vicinity of the subject property, which is located near a senior facility and within walking distance of multiple uses which draw pedestrian activity. These uses include beaches, transit services along La Jolla Boulevard, and the cultural and commercial areas along Pearl Street and within the 'village' area. Implementation of the applicable development regulations

(minimum driveway length, required visibility areas, and maximum 12-foot driveway) would minimize potential conflicts between pedestrians and automobiles, as well as facilitate the restoration of additional on-street parking as surrounding properties redevelop according to current standards.

Due to the garage location and setbacks from property-lines, the expanded garage and driveway cannot meet the visibility triangle requirements of San Diego Municipal Code Sections 131.0448©(4) and 113.0273.

Community Plan Consistency:

The subject property is located in an area identified as Low Density (5-9 du/ac) Residential in the La Jolla Community Plan. The proposed project conforms with the identified land use.

Project Analysis:

The proposed project entails partial demolition, new ground level and new second floor residential additions and the proposed expansion of the enclosed parking garage to accommodate a second vehicle. Conflicting with the garage expansion and request to widen the driveway, is a Land Development Code provision permitting a maximum 12-foot wide driveway. Staff believes there are opportunities to design alternatives to the residence and garage to eliminate the necessity for a variance, permit the applicant to enlarge their residence and meet the goals of the adopted La Jolla Community plan and coastal resource access.

Conclusion:

Because there are no alternate designs for the project that indicate and show how the site could redevelop with a maximum 12-foot wide driveway, staff cannot support the project and provides the recommendation as stated in the opening of this report.

ALTERNATIVES

1. Approve Coastal Development Permit No. 80789 and Variance No. 164913, with modified conditions and 'findings for approval'.
2. Deny Coastal Development Permit No. 80789 and Variance No. 164913 with revised 'findings for denial'.

Respectfully submitted,

---

Robert Korch, Development Project Manager

Attachments:

1. Aerial Photographs
2. Community Plan Land Use Map
3. Project Location Map
4. Project Data Sheet
5. Project Plan(s) (for Hearing Officer only)
6. Draft Coastal Development Permit and Variance with Conditions
7. Draft Denial Resolution for the Coastal Development Permit and Variance
8. Community Planning Group Recommendation
9. Ownership Disclosure Statement
10. Project Chronology